

WARRANTY DEED

TRANSFER
TAX
PAID

029802

KNOW ALL MEN BY THESE PRESENTS, that Mary Elizabeth Reggie, formerly known as Mary E. Ferris, of Waterville, County of Kennebec and State of Maine, in consideration of one dollar and other valuable consideration paid by Daniel J. L'Heureux and June H. L'Heureux, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said Daniel J. L'Heureux and June H. L'Heureux, their heirs and assigns forever,

A certain lot or parcel of land which was the property of Harvey D. Eaton, situated on Eaton Drive, so-called in the City of Waterville, County of Kennebec, and State of Maine, more particularly bounded and described as follows, to wit:

Beginning at an iron pin driven into the ground in the south line of Eaton Drive, so-called, which iron pin marks the northwest corner of Lot #38 on a Plan of Lots of Eaton Drive made for the Raymond Rogers and Arthur T. Eaton by Ralph G. Knowlton, C.E., July 7, 1958, to be recorded; thence southerly in the west line of Lot #38 about one hundred thirty (130) feet to an iron pin driven into the ground marking the northeast corner of Lot #52 and the northwest corner of Lot #51 on a Plan of Cherry Hill made for the late Harvey D. Eaton by Harry E. Green C.E., which Plan is recorded in Kennebec Registry of Deeds in Plan Book 17 at Pages 34 and 35 as amended; thence southwesterly in the north line of said Lot #52 about one hundred three (103) feet to an iron pin driven into the ground; thence northerly at an angle about one hundred fifty-five (155) feet to an iron pin driven into the ground in the south line of Eaton Drive; thence easterly in the south line of Eaton Drive about one hundred (100) feet to the point of beginning.

Meaning and intending to convey the same premises as described in a deed from George F. Esslinger, Jr. and Susan A. Esslinger to Robert C. Ferris and Mary E. Ferris recorded in the Kennebec County Registry of Deeds at Book 1802, Page 99. Mary E. Ferris (Reggie) acquired full title to the above described premises through an Abstract of Divorce Decree dated October 4, 1994, recorded in the Kennebec County Registry of Deeds.

The above described parcel of land is conveyed subject to certain restrictions and conditions, numbered 1 to 4, both inclusive, as recited in a Warranty Deed from Alfred J. Carey to Robert J. Carey dated September 21, 1971, recorded in the Kennebec County Registry of Deeds.

Excepting and reserving herefrom an easement granted to Ray S. Poulin and Ruth E. Poulin, James F. Robjent and Margaret B. Robjent, James Meehan and Joan Meehan, all of Waterville, County of Kennebec, and State of Maine by George F. Esslinger, Jr. and Susan A. Esslinger on October 31, 1973 and recorded in the Kennebec County Registry of Deeds in Book 1692, Page 14 to which reference is made for a more particular description.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Daniel J. L'Heureux and June H. L'Heureux, their heirs and assigns, to them and their use and behoof forever.

AND I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantees to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Daniel J. L'Heureux and June H. L'Heureux their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Mary Elizabeth Reggie, joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this day of November 10, 1994.

Signed, Sealed and Delivered
in presence of

Thomas A. [Signature]
Witness

Mary Elizabeth Reggie
Mary Elizabeth Reggie

STATE OF MAINE,
Kennebec, ss.

November 10, 1994

Then personally appeared the above named Mary Elizabeth and acknowledged the foregoing instrument to be her free act and deed. Before me,

L. Patricia Heard
Notary Public

RECEIVED KENNEBEC SS.

94 NOV 15 AM 9:00

ATTEST: Thomas A. [Signature]
REGISTER OF DEEDS

L. PATRICIA HEARD

Notary Public - State of Maine

Printed Name My Comm. Exp. 12-5-2000